

058.C

0001

0504.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

370,100 / 370,100

USE VALUE:

370,100 / 370,100

ASSESSED:

370,100 / 370,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP	Unit #:	504
Owner 1:	SO OI YIN CHEUNG	
Owner 2:		
Owner 3:		
Street 1:	21 PATTERSON RD	
Street 2:		

Twn/City:	LEXINGTON
St/Prov:	MA
Cntry:	
Own Occ:	N
Postal:	02421
Type:	

PREVIOUS OWNER
Owner 1: RODDY KRISTINA -
Owner 2: -
Street 1: 1 WATERMILL PL #504
Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 654 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R7 APTS MED
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

102 Condo	0	Sq. Ft.	Site	0	0.	0.00	6040
-----------	---	---------	------	---	----	------	------

IN PROCESS APPRAISAL SUMMARY

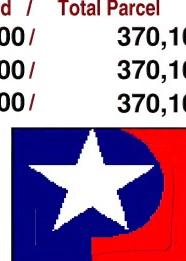
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	370,100			370,100		153808
							GIS Ref
							GIS Ref
							Insp Date
							10/05/17

PREVIOUS ASSESSMENT	Parcel ID	058.C-0001-0504.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	370,100	0	.	.	370,100		Year end	12/23/2021
2021	102	FV	365,400	0	.	.	365,400		Year End Roll	12/10/2020
2020	102	FV	355,800	0	.	.	355,800	355,800	Year End Roll	12/18/2019
2019	102	FV	334,400	0	.	.	334,400	334,400	Year End Roll	1/3/2019
2018	102	FV	281,700	0	.	.	281,700	281,700	Year End Roll	12/20/2017
2017	102	FV	264,100	0	.	.	264,100	264,100	Year End Roll	1/3/2017
2016	102	FV	264,100	0	.	.	264,100	264,100	Year End	1/4/2016
2015	102	FV	241,300	0	.	.	241,300	241,300	Year End Roll	12/11/2014

SALES INFORMATION	TAX DISTRICT	PAT ACCT.				
Grantor	Legal Ref	Type Date Sale Code Sale Price V Tst Verif Notes				
RODDY KRISTINA, 72522-351	2	4/29/2019	353,000	No	No	
GIOIOSA RICHARD, 49460-232		5/17/2007	263,000	No	No	
FITZGERALD SUSA, 21701-275		1/22/1992	106,500	No	No	Y

BUILDING PERMITS	ACTIVITY INFORMATION
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name
7/29/2019 SQ Returned	JO Jenny O
10/5/2017 Measured	DGM D Mann
12/5/2008 MLS	MM Mary M
5/6/2000	197 PATRIOT

Sign: _____	VERIFICATION OF VISIT NOT DATA	_____ / _____ / _____
-------------	--------------------------------	-----------------------



EXTERIOR INFORMATION

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	8 - Brick Veneer	
Sec Wall:	6 - Stucco	10 %
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:	1 - 1 Bed	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

BK; 19870 PG; 114 FITZGERALD SUSAN
E,Building Number 1.

SKETCH**RESIDENTIAL GRID**

1st Res Grid Desc: Line 1 # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
-------	----	----	----	---	---	----	----	----	----	----	---	---

Other												
-------	--	--	--	--	--	--	--	--	--	--	--	--

Upper												
-------	--	--	--	--	--	--	--	--	--	--	--	--

Lvl 2												
-------	--	--	--	--	--	--	--	--	--	--	--	--

Lvl 1												
-------	--	--	--	--	--	--	--	--	--	--	--	--

Lower												
-------	--	--	--	--	--	--	--	--	--	--	--	--

Totals	RMs:	3	BRs:	1	Baths:	2	HB					
--------	------	---	------	---	--------	---	----	--	--	--	--	--

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1988
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Frl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	5 - 5th Floor
% Own:	0.904900014
Name:	25 - 6040

DEPRECIATION

Phys Cond:	GD - Good	14. %
Functional:		%
Economic:		%
Special:		%
Override:		%

CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.41743112
Const Adj.:	0.78125376
Adj \$ / SQ:	359.896
Other Features:	45229
Grade Factor:	1.00
NBHD Inf:	1.54999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434932
Depreciation:	64805
Depreciated Total:	370127

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	
------------	--	---------	--	---------	--

Juris. Factor:		Before Depr:	557.84
----------------	--	--------------	--------

Special Features:	0	Val/Su Net:	565.90
-------------------	---	-------------	--------

Final Total:	370100	Val/Su SzAd	565.90
--------------	--------	-------------	--------

SKETCH

PARCEL ID 058.C-0001-0504.0

Total:

Total Yard Items:

Total Special Features:

More: N

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

Sub % Area Usbl Descrip % Type Qu # Ten

Net Sketched Area: 654 Total: 235,372

Size Ad 654 Gross Area 654 FinArea 654

